GOVERNMENT OF TELANGANA
ABSTRACT

Metropolitan Area & Urban Development Department - Change of land use from Open Space Use Zone i.e Parks Use Zone & Natural Conservation use zone to Public and Semi-Public Use zone in the Campus of Hyderabad Public School Premises at Begumpet, Hyderabad to and extent of 29.673 Acres and Deletion of Two (2) Master Plan roads and Realignment of new Road – Confirmation of Draft Variation – Notification – Issued.

METROPOLITAN AREA & URBAN DEVELOPMENT (Plg.I(1)) DEPARTMENT

G.O.Ms.No.47 **Dated:06.02.2026.**

Read the following:-

1. From the Commissioner, GHMC Lr.No. HPS/CLU/TPS/HO/ GHMC/2023/287, Date:26-06-2023.
2. Minutes of the CLU Committee meeting held on 07.07.2023.
3. Govt., Lr.No.9897/Plg.I(1)/2023, Dt. 03.08.2023.
4. Govt., Memo.No.9897/Plg.I(1)/2023, Dt: 30.09.2023.
5. Govt., Lr.No.9897/Plg.I(1)/2023, Dt.14.08.2024.
6. From the Metropolitan Commissioner, HMDA, Lr.No.2298/MP1/ Plg/HMDA/2023, Dt: 06.03.2025.
7. Minutes of the CLU Committee meeting held on 08.04.2025.
8. Govt., Memo.No.9897/Plg.I(1)/2023, Dt:14.07.2023.
9. From the Metropolitan Commissioner, HMDA, Lr.No.2298/MP1/ Plg/HMDA/2023, Dt: 12.08.2025.
10. Govt., Lr.No.9897/Plg.I(1)/2023, Dt.19.08.2025.
11. From the Metropolitan Commissioner, HMDA, Lr.No.2298/MP1/ Plg/HMDA/2023, Dt: 08.09.2025
12 Govt., Memo.No.9897/Plg.I(1)/2023, Dt: 25.09.2025
13 From the Commissioner, GHMC Lr.No. HPS/CLU/TPS/HO/GHMC /2023-25/1932, Date:30-12-2025.

ORDER:

The draft variation to the land use envisaged in the notified in the Revised Development Plan (Master plan), of erstwhile Municipal Corporation of Hyderabad area (HMDA core area) GHMC circle —XVIII (Old Circle no. VII) approved by the Government vide G.O.Ms.No.363, MA & UD dt.21.08.2010, issued in Government Memo 8th read above, was published in the extraordinary issue of the Telangana Gazette No.200, Dt. 11-10-2023. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has remitted Conversion / Change of Land Use Charges of Rs.4,25,55,123/- (Rupees Four Crores Twenty-Five Lakhs Fifty-Five Thousand One Hundred Twenty-Three Only) vide Chalan No.851, Dt:26.08.2025. Hence, the draft variation is confirmed.

2. The following notification shall be published in the next issue of Extra-ordinary Telangana Gazette.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (1) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

P.T.O

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified in the Revised Development Plan (Master plan), of erstwhile Municipal Corporation of Hyderabad area (HMDA core area) GHMC circle – XVIII (Old Circle no. VII) approved by the Government vide G.O.Ms.No.363, MA & UD dt.21.08.2010, as required by sub-section (1) of the said section.

VARIATION

The part of the Hyderabad Public School Campus, of Begumpet, Hyderabad to an extent of 29.673 Acres, i.e., A,B,C,D ,E, F & G Blocks / Pockets and Deletion of two 60feet wide Master plan roads to an extent of 5.379 Acres i.e., R1 to R4 is at Eastern side of Hyderabad Public School boundary wall & R5 to R6 North-West corner which is presently earmarked for Open Space Use Zone i.e. Parks Use Zone &Natural Conservation (Green buffer along River, Nalahs, Lakes, Kuntas) as per the Revised Development Plan (Master plan), of erstwhile Municipal Corporation of Hyderabad area (HMDA core area) GHMC circle –XVIII (Old Circle no. VII) approved by the Government vide G.O.Ms.No.363, MA & UD dt.21.08.2010 is now designated as Public and Semi - Public use zone, **subject to the following conditions:**

1. As per the Heritage rules & regulations Hyderabad Public School, Begumpet is notified as Heritage building under Grade II-B at serial No. 43 of G.O. Ms.No. 102 dt: 23.03.1998. Therefore applicant shall follow the applicable Heritage Precincts and Heritage building rules while undertaking the development and the development shall be regulated and controlled to ensure that it does not spoil the grandeur of Heritage Precinct/Heritage building. The development of the building, Architectural and its facade should be in harmony with the Heritage Precinct/Heritage building and Heritage zones.
2. Height of the building (at the time of issuing building permission by the GHMC) may be restricted as per Heritage rules and regulations, so as not to diminish or destroy the value and beauty of the existing Heritage building in the vicinity.
3. The applicant has to submit NOC from the Competent Authority, Office of the Director, Department of Heritage Telangana, Gunfoundry, Hyderabad, While obtaining building permission.
4. The applicant shall handover the proposed 18 mtrs / 60 ft realigned master plan road affected area (situated in the Northern side of HPS) to the local body through registered gift deed at free of cost at the time of taking building permission marked as R7 to R8 in the enclosed plan connecting the existing road in the north east corner on one side and the existing underpass in the north west corner.
5. The applicant shall not construct any structures in the Nala and its buffer zone and should not throw any debris, construction materials etc., in the Nala.
6. The applicant shall handover existing road widening area to the local body through registered gift deed at free of cost at the time of taking building permission.
7. If local body desires to acquire land area for the circulation network, then applicant has to handover required land area to the local body through

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8. registered gift deed at free of cost at the time of taking building permission.
9. The applicant shall comply all the conditions laid down in the G.O.MS.No.168, dt: 07-04-2012 and in the G.O.MS.No.363 dt:21-08-2010 and Heritage rules and regulations.
10. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
11. The applicant is in whole responsible if any discrepancy occurs in the ownership aspects and ULC aspects and if any litigation occurs, the CLU orders will be withdrawn without any notice.
12. If there is any court case pending in court of law, the applicant/developer shall be responsible for settlement of the same and if any court orders against the applicant/developers, the approved CLU orders will be withdrawn and deemed to have been cancelled without notices and action will be taken as per law.
13. The Government reserves the right to cancel the CLU orders, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of facts.
14. The CLU orders shall not be used as proof of any title of the land. The CLU orders shall not mean responsibilities or clearance of ownership of the site and easement rights.
15. The applicant shall not disturb the Natural position of the Nala Channel passing through the site.
16. The Change of Land Use does not bar any public agency including HMDA / Local Authority to acquire land for any public purpose as per law.
17. The applicant has to submit Notarized general undertaking on 100 Rs. Stamp paper regarding ownership dispute and other disputes pertaining to the ownership stating that, if any problems arises over the said property they are solely responsible for that and they should only clear those disputes before the issuance of final CLU orders.
18. The applicant has to submit Tounch / Revenue / Town Survey plan showing the exact location of site i.e., A to G pockets in the said survey numbers with measurements in true scale issued by the concerned Tahsildar before the issuance of final CLU orders.
19. The applicant has to fulfill any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

Schedule of Boundaries to the Pocket A:

East	:	Nala and its 30 mts wide buffer area
West	:	Existing road, same road is proposed as 60 feet/18mts wide in the notified Master Plan
North	:	STP area
South	:	Existing shed followed by existing road same road is proposed as 60 feet /18mts wide in the notified Master Plan

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Schedule of Boundaries to the Pocket B:

East : Premises of Hyderabad Public School wherein buildings are existing
West : Nala and its 30 mts wide buffer area
North : Pocket C area which intended for change of land use to Public &Semi Public Use Zone
South : Nala and its 30 mts wide buffer area

Schedule of Boundaries to the Pocket C :

East : Premises of Hyderabad Public School
West : Nala and its 30 mts wide buffer area
North : Premises of Hyderabad Public School
South : Pocket B area which intended for change of land use to Public & Semi Public Use Zone and existing HPS school building.

Schedule of Boundaries to the Pocket D :

East : Premises of Hyderabad Public School
West : Nala and its 30 mts wide buffer area
North : Premises of Hyderabad Public School
South : Nala and its 30 mts wide buffer area

Schedule of Boundaries to the Pocket E :

East : Premises of Hyderabad Public School
West : Nala and its 30 mts wide buffer area
North : Pocket G area which intended for change of land use to Public& Semi Public Use Zone
South : Nala and its 30 mts wide buffer area

Schedule of Boundaries to the Pocket F :

East : Existing road
West : Premises of Hyderabad Public School
North : Existing road, same road is proposed as 30 mts / 100feet wide in the notified Master plan
South : Premises of Hyderabad Public School

Schedule of Boundaries to the Pocket G :

East : Existing road, same road is proposed as 30 mts / 100feet wide in the notified Master plan
West : Nala and its 30 mts wide buffer area
North : Nala and its 30 nits wide buffer area and neighbour's land
South : Premises of Hyderabad Public School

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

JAYESH RANJAN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Hyderabad District.
Sc/Sf.

//FORWARDED BY ORDER//

SECTION OFFICER